

SUNRISE MASTER ASSOCIATION
MINUTES OF THE BOARD of DIRECTORS MEETING

November 3, 2010

BOARD OF DIRECTORS: Present: Eric Corliss, Gloria Bauch, Tom Boyle, Sloan Clack
Absent: Tony Sims

Association Management: Judy Nordstrom – South Sound Regional Manager
Angie Orr – Site Administrator

1. Call to Order

The meeting was called to order by Eric Corliss at 6:04 p.m.

2. 20-Minute Open Forum and Homeowner Comment Period

Lois Conradi – requested the Board consider placing benches by front entrance pond where people could sit and enjoy the wildlife.

Lois also suggested the addition of a crosswalk on Sunrise Parkway to the community center. Angie explained that this has been previously researched and Pierce County (roads are owned and maintained by Pierce County) has denied the request because of no traffic signal.

3. Review and Approval of October 13, 2010 Board Meeting Minutes

Motion: To approve the minutes as written on an Eric Corliss – T. Boyle M/S/C

~ The agenda was amended to move the Presidents Report to later in the meeting.

5. Financial Information and Community Updates

a) September 2010 Financial Information – An overview was presented by Angie Orr. Our cash flow remains good as we enter the 4th Quarter of 2010.

Motion: To approve the September Financials as presented on an E. Corliss – T. Boyle M/S/C

b) Update of Collection Accounts – The discussion included information that the amount of delinquent accounts has been reduced by 11. Currently there are five accounts in collection with the attorney and 50 with the collection agency.

c) Projects in Process or Recently Completed – Angie reports:

1. Office and Clubhouse Renovations – the exterior is complete, interior completion is estimated in two weeks.
2. Park Renovations – work is complete with the exception of one table.
3. Monument Signs – in process – still waiting for granite.
4. Median Tree Replacements – Complete as of November 2, 2010.
5. Tanglewood Parcel Renovation – Completed by TGM.

~ NOTE: Sloan Clack joins the meeting.

4. Presidents Report

a) 2011 Draft Budget – The 2011 draft budget was presented at the October Board Meeting by the Budget Committee. Board members have reviewed the draft budget and made several minor changes. (Revised draft attached to minutes).

The Board expressed their appreciation to all the committee members for their dedication to the committee and for their hard work in preparing a balanced budget for 2011.

Motion: To approve and ratify the 2011 Budget as presented on a G. Bauch – T. Boyle M/S/C

- b) North Rim Pond – Water Easement Agreement – The easement has been drafted and is being reviewed by the homeowner bordering the pond. TGM Landscaping has been contracted to do the landscape renovation work once approval has been received.

6. Unfinished Business

- a) William West (SMA owned property) – Mr. West is still meeting terms of the agreement.
- b) CC&R Review and Rewrite update – Judy Nordstrom reported on the progress of the committee. The committee will soon provide notes to legal for refinement.
- c) Website Renovation update – Angie is looking into HOA specific websites. The goal is to have it up and running by year end. Sloan stated there have been homeowner interest in having a portal to CDC Management for account information and CDC has agreed to provide this service at no extra charge. Sloan also requested that Angie invite more homeowners to provide input in the website design.

7. New Business

- a. Entry Pond Lighting Repairs – The South entrance pond lights on the fountain are not working. Totem Electric has indicated it needs a new lighting kit at a cost of \$2,126. While the Board approved Totem to do the work, further discussion included finding other suggestions for replacing the system with a newer product. Judy will contact Totem Electric and research the options.
- b. Snow & Ice Removal Contract – TGM submitted a proposal for snow and ice control services. After discussion, the Board agreed that it would be in the best interest of the Association to keep this on an “as needed” basis with no formal contract required.
- c. New Sunrise Parkway Irrigation – TGM provided a proposal to install irrigation along the north side of Sunrise Parkway from 134th (near Cambria) to the entrance pond at 122nd for a total cost of \$10,911.00, plus sales tax.

Motion: To approve TGM to do the work at the quoted price on a T. Boyle – Eric Corliss M/S/C

8. Next Board Meeting: December 8, 2010 at 6:00pm – 2011 Budget Presentation Meeting

9. Adjournment

Motion: To adjourn at 7:05 p.m. on a S. Clack – E. Corliss M/S/C

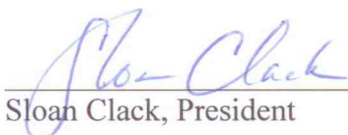
Approved:



Gloria Bauch, Secretary



Date



Sloan Clack, President